



**8 St. Martins Close**  
**Exning, Suffolk CB8 7HG**  
**Guide Price £395,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## 8 St. Martins Close, Exning, Suffolk CB8 7HG

A surprisingly spacious detached bungalow nestling amidst a cluster of similar properties in the corner of a highly regarded cul-de-sac in this desirable village with views to St Martins Church to the front.

With light and airy rooms throughout comprising a long hallway, superb kitchen/diner, sitting room, three double bedrooms, an en-suite shower room to master and a family bathroom.

Complete with a good sized, low maintenance part walled South facing garden and off road parking to the front.

Rarely available and offered for sale with no chain.

EPC (D)

### Accommodation Details

Part glazed front door with glazed panel to the side leading through to:

#### Entrance Hall

With wood effect flooring, built in cupboard, radiator, access to loft space, access and door leading through to:

#### Kitchen/Diner 24'8" x 10'10" (7.52m x 3.30m)

Fitted with a range of eye level and base storage units with granite effect working top surfaces over, space for range cooker with extractor over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, inset sink unit with mixer tap over, ample room for dining table and chairs, wood effect flooring, radiator, window to the rear aspect, door leading to the rear garden, access and door leading through to:

#### Sitting Room 19'10" x 13'4" (6.05m x 4.06m)

Triple aspect room with windows to the rear and side aspects, TV aerial connection point, telephone connection point, two radiators, door leading to the rear garden.

#### Bedroom 1 11'10" x 11'1" (3.61m x 3.38m)

Dual aspect room with windows to the front and side aspects, door leading to walk in wardrobe, radiator, access and door leading through to:

#### En-Suite

With suite comprising shower enclosure, wash hand basin set in vanity unit and low level WC, part tiled walls, tile effect flooring, radiator, window with obscured glass to the side aspect.

#### Bedroom 2 15'5" (into bay) x 12'2" (4.70m (into bay) x 3.71m)

Dual aspect room with bay window to the front aspect and window to the side aspect, radiator.

#### Bedroom 3 12'1" x 9'3" (3.68m x 2.82m)

With window to the side aspect, radiator.

#### Bathroom

With suite comprising panel bath with mixer taps/shower attachment, wash hand basin and low level WC, part tiled walls, vinyl flooring, radiator, airing cupboard, window with obscured glass to the side aspect.

#### Outside - Front

Front garden laid to lawn with border containing plants/shrubs, church views, ample frontage allowing off road parking, gated access to rear garden.

#### Outside - Rear

Fully enclosed, part walled rear garden predominantly laid to lawn with borders containing plants/shrubs, decked patio/seating area, two timber built sheds.

GROUND FLOOR  
1121 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
67	84		

Energy Efficiency Rating scale (A-G):  
 A: 92-100 (Very energy efficient - lower running costs)  
 B: 81-91  
 C: 69-80  
 D: 55-68  
 E: 49-54  
 F: 39-48  
 G: 1-38 (Not energy efficient - higher running costs)

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):  
 A: 10-35 (Very environmentally friendly - lower CO<sub>2</sub> emissions)  
 B: 36-45  
 C: 46-55  
 D: 56-65  
 E: 66-75  
 F: 76-85  
 G: 86-100 (Not environmentally friendly - higher CO<sub>2</sub> emissions)

England & Wales EU Directive 2002/91/EC

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